

Article 80 Small Project Review Application

951-959A Dorchester Avenue Mixed Use Development

951-959A Dorchester Avenue

Dorchester, MA 02125

959 Dot LLC

RODE Architects, Inc.

McDermott, Quilty & Miller LLP



McDERMOTT
QUILTY &
MILLER LLP

28 STATE STREET, SUITE 802
BOSTON, MA 02109

30 ROWES WHARF, SUITE 600
Boston, MA 02110

February 12, 2018

Brian Golden, Director
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201-1007
Attn: John Campbell, Project Manager

**Re: Article 80 Small Project Review Application
951-959A Dorchester Avenue, Ward 13, Dorchester**

Dear Director Golden:

As counsel to 959 Dot LLC, the owner-developer of the above-referenced property (the "Project Proponent"), I am pleased to submit the enclosed application for Article 80 Small Project Review.

Situated within the Multifamily Residential/Local Services (MFR/LS) Zoning Subdistrict of the Dorchester Neighborhood Zoning District, the project site includes 11,580 square feet of land area, at the intersections of Dorchester Avenue and E. Cottage Street in the Columbia-Savin Hill section of the Dorchester neighborhood (the, "Project Site"). It includes a long-existing neighborhood convenience store known as the Dorchester Market and the Tom English Bar housed in two (2) single-story outdated commercial buildings, separated by an asphalt parking lot which is accessible from an expansive curb-cut along Dorchester Avenue.

The proposed project would revitalize the Property Site with a community-based development that provides new space for the long-existing Dorchester Market and an improved restaurant use on the ground floor of a five (5) story building; with 38 units of much-needed residential housing, on-site garaged parking for 26 vehicles and related public realm, pedestrian and vehicular site improvements (the "Proposed Project"). In close proximity to the MBTA's subway station(s) and along its many bus routes, the Proposed Project at the Project Site has been carefully designed and planned as a transit and pedestrian focused development, to enhance future connectivity, walkability and neighborhood convenience at this gateway section of Dorchester Avenue.

Brian Golden, Director

February 12, 2018

Page 2 of 2

Prior to submitting this Article 80 application for Small Project Review, the Project Proponent conducted extensive preliminary outreach with its abutting property owners, nearby residents and local business owners to seek input and support. It also presented the Proposed Project at several initial community meetings before the Columbia-Savin Hill Civic Association's Planning and Zoning Committee and organized its own initial abutters meeting (in coordination with the area's elected and appointed officials), in order to obtain and incorporate neighborhood feedback into this application.

Thank you for your consideration of this application and we look forward to working with the BPDA on this positive development proposal.

Very truly yours,

A handwritten signature in black ink, appearing to read "Joseph P. Hanley". The signature is fluid and cursive, with a large, stylized initial "J" and "H".

Joseph P. Hanley, Partner

cc: David Cotter, Mayor's Office of Neighborhood Services
District City Councilor Baker
State Senator Dorcena-Forry
State Representative Hunt

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Project Summary

Project Team

Developer and Applicant:

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1451 Tremont Street
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Tel: (617) 946-4600
Joseph P. Hanley, Esq. – Partner
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Kevin Deabler
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Surveyor:

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Tel: (617) 357 9740; Fax: (617) 357 1829
James P. Toomey
Email: jtoomey@feldmansurveyors.com

Project Summary

Project Summary

This Small Project Review Application is being submitted by 959 Dot LLC (the “Proponent”) in accordance with Article 80, Section E of the City of Boston Zoning Code. The proposed project consists of the redevelopment of an 11,580 square-foot parcel of land on the corner of Dorchester Avenue and E. Cottage Street in Dorchester at 951-959A Dorchester Avenue. The scope of development includes the construction of a new five (5) story building containing 38 residential units, approximately 6,670 square feet of street level commercial space, and 26 off-street parking spaces located in the building’s below grade parking garage. The garage will be both entered and exited via E. Cottage Street. The Proposed Project has been reduced in size and scale from six (6) stories, with a correlated parking increase from 22 off-street spaces to the 26 currently proposed.

The Proposed Project would create a mixed-use development combining market-rate and income restricted affordable housing opportunities in a contemporary aesthetic appropriate in scale, massing and design for Dorchester Avenue’s emerging growth and revitalization. In planning the building, great care was given to respecting the area’s as-built conditions. As a result, the proposed building has been designed and scaled to complement the busy thoroughfare of Dorchester Avenue and the street’s recent development of mixed-use and large scale residential developments.

Community Benefits

The Proposed Project will offer many public benefits to the Dorchester neighborhood and to the City of Boston, including the following:

- Revitalizing an important and visible neighborhood corner parcel and retaining/renovating the existing food market and restaurant/bar uses with 6,670 square feet of street level interior retail and commercial space.
- Creating 38 new residential units of much needed housing of which five (5) will be affordable in accordance with the City’s Inclusionary Development Policy.
- Introducing new neighborhood residents who will provide support to the local community and utilize local businesses.
- Including a project scope and scale that is intended to further the residential policy goals of Boston Mayor Martin J. Walsh’s 2030 Housing Plan.
- Creating a more pedestrian friendly Dorchester Avenue by improving the streetscape and widening the sidewalks.
- Encouraging alternative modes of transportation through the use of bicycling, walking, and public transportation due to the walkable proximity of the JFK/UMass MBTA station.
- Generating hundreds of thousands of dollars in new property and sales tax revenue annually to the City.
- With a preliminary estimate of \$6 million in construction costs, the proposed project will result in the creation of approximately thirty (30) to forty (40) new construction jobs over an 18 month period.

Detailed Project Information

Project Description

The Project Site includes 11,580 square feet of land area, comprising one parcel situated on the corner of Dorchester Avenue and E. Cottage Street. The City of Boston Assessor's Parcel Number is 1301956000.

The Parcel is the site of the long-existing Dorchester Food Market and the Tom English Bar.



Detailed Project Information Cont.

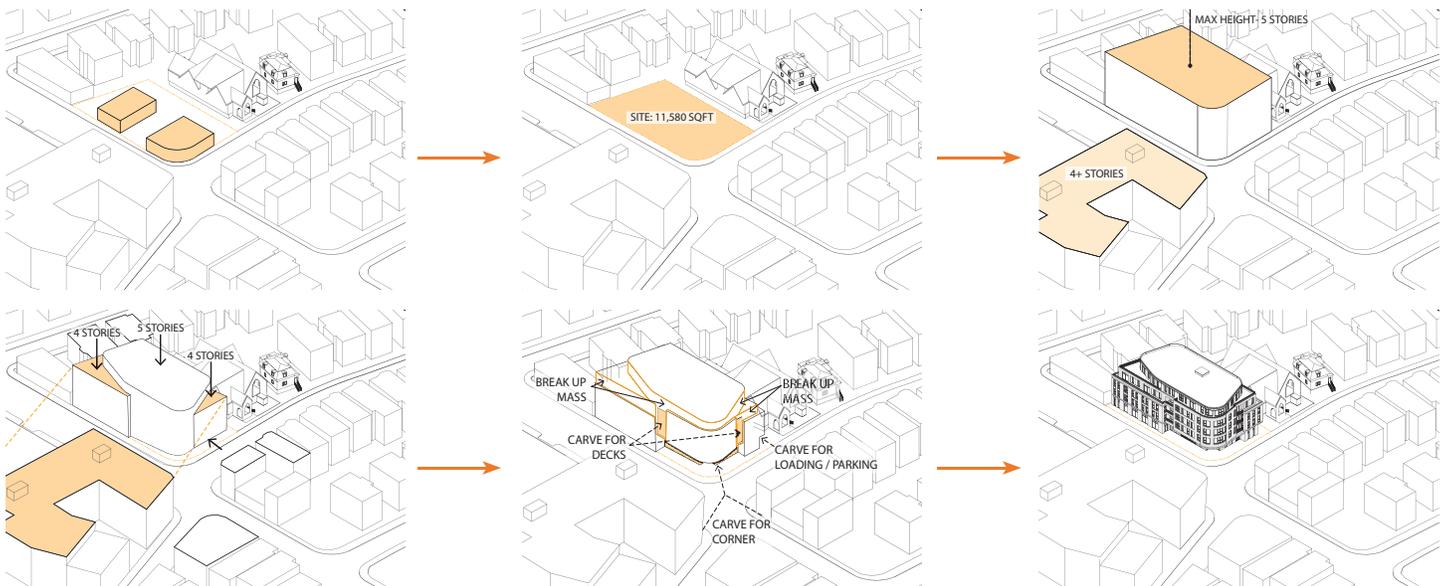
Proposed Program, Data and Dimensions

Lot Area: 11,580 SF
Maximum Building Height/Stories: 60'-5" feet, 5 stories
Number of Residential Units: 38
Commercial/Retail Space: 6,670 SF
Total Building Square Footage: 43,800 SF
Floor Area Ratio: 3.78
Parking Spaces: 26

Design Approach

The Proposed Project would consist of a new five (5) story building. The street level will contain approximately 6,670 square feet of commercial/retail space and the residential lobby. The commercial/retail spaces will serve the local community with a food market and convenience store and restaurant. Below grade there is an additional 10,000 square feet of parking, storage, and mechanical space, intended to accommodate the needs of the building's residents, as well as the provision of 26 parking spaces. Floors two through five will contain 38 total residential units, with a mix of studios, one, and two bedroom units. There will also be trash handling and recycling facilities, storage, a loading dock and mechanical space.

The building's massing is derived from a creative response to its neighboring site context and urban conditions. The development is located on the intersection of Dorchester Avenue and East Cottage Street, between Upham's Corner and the JFK/UMass MBTA station. The neighborhood offers several parks, restaurants and cafes. The building's stepped form softens its overall scale and relates to the adjacent 3 story developments. Further recessing the fourth and fifth floors pull the overall form off of the street edge and creates a height relationship with the neighboring DNA Lofts building. A palette of complementary facade materials is paired with numerous brick bonding techniques to develop a contemporary aesthetic that will serve as a compelling precedent for the area's current and future development.



Detailed Project Information Cont.

Traffic, Parking and Access

The proposed development includes 26 on-site parking spaces that will be accessed via E. Cottage Street. Vehicles will both enter and discharge from the garage onto the private way and out to E. Cottage Street, with direct elevator access provided to all floors in the building from the interior lobby.

Anticipated Permits and Approvals

Boston Redevelopment Authority

- Article 80 Small Project Review Certification of Approval
- Affordable Housing Agreement
- Community Benefits Agreement
- Final Design Review Approval

Boston Water and Sewer Commission

- Local Sewer and Water Tie-in and Site Plan Approval

Boston Inspectional Services Department Committee on Licenses

- Parking Garage Related Permits, Flammable Fuels.

Boston Fire Department

- Permits for Demolition, Construction and Fire Alarm

Boston Inspectional Services Department Committee on Licenses

- Zoning Board of Appeal Approval
- Demolition Permit
- Building Permit
- Certificate of Occupancy

Boston Landmarks Commission

- Neighborhood Design Overlay District is subject to review by the Boston Landmarks Commission
- Article 85 Demolition Delay review and approval.

Boston Parks Commission

- Proposed Project within 100 feet of Ryan Play Area subject to Parks Commission review under City of Boston Ordinance 7.4-11.

Boston Department of Public Works Public Improvement Commission

- Possible Sidewalk Repair Plan; Curb-Cut Permit; Specific Repairs Plan; Pedestrian Easement Grant.

Detailed Project Information Cont.

Public Review Process

In support of the required Article 80 Small Project Review process and prior to submission of this application, the Proponent has conducted extensive community outreach with abutting and nearby property owners, residents, businesses and the Columbia-Savin Hill Civic Association (“CSHCA”); including numerous community meetings with the CSHCA Planning and Zoning Committee and related discussions with local elected and appointed officials from the area. In particular, the Proponent appeared and presented the Proposed Project at four (4) separate meetings with the CSHCA Planning and Zoning Committee (from June to November 2017) and also held its own voluntary initial abutters meeting on January 20, 2018, in order to obtain feedback from those in the direct vicinity of the Property Site, and incorporated their feedback into this application.

Finally, the Proponent has also processed the Proposed Project as part of the BPDA’s pre-file review prior to filing this Application, in order to identify and respond to certain issues of concern and advance its design. The Proponent will continue to meet with City agencies, the CSHCA, local business organizations, abutting and nearby property owners and other interested parties as part of the Article 80 public review process.

Boston Zoning Code

Zoning District Requirements & Proposed Design

The site is situated within the Multifamily Residential/Local Services (MFR/LS) Zoning Subdistrict in the Dorchester Neighborhood Zoning District, and is therefore subject to Article 65 of the Zoning Code. The site is also situated within a Neighborhood Design Overlay District. The applicable zoning requirements and anticipated as-built zoning characteristics of the Proposed Project are as follows:

Dimensional Regulation	Multifamily Residential/Local Services (MFR/LS) Subdistrict	Proposed Project Conditions	Zoning Relief Required
Minimum Lot Size	4,000 SF for first 4 units	11,580 SF	None
Minimum Lot Area per Add'l Dwelling Unit	1,000 SF per unit	11,580 SF	Variance
Minimum Lot Width	30'	Approx. 87' 6"	None
Minimum Frontage	30'	Approx. 128'	None
Maximum Floor Area Ratio (FAR)	1.0 FAR	3.78 FAR Approx. 43,800 SF	Variance
Maximum Building Height	35' - 3 Stories	60' 5" - 5 Stories	Variance
Minimum Usable Open Space per Dwelling Unit	400 SF per unit; 15,200 SF total	110 SF per unit; 4,260 SF total	Variance
Min. Front Yard	5'	2'	Variance
Min. Side Yard	10'	1' and 0'	Variance
Min. Rear Yard	30'	5'	Variance
Min. Number of Parking Spaces	1-3 units = 1.0/unit 4-9 units = 1.25 / unit 10+ units = 1.5/unit	26 provided	Variance
Loading Requirement	15,001 SF - 49,999 SF = 1 required loading space	1 provided	None

Zoning Code Use Requirements

The Property Site is located within the MFR/LS Zoning Subdistrict of the Dorchester Neighborhood Zoning District, which was established to encourage medium-density multifamily areas with a variety of allowed housing types, including Multifamily Dwellings, and ground floor Retail and Service Uses. As such, the Project's proposed uses of a Multifamily Dwelling and Local Retail convenience store are Allowed Uses under the Zoning Code. The Project's proposed Restaurant Use is a Conditional Use under the Zoning Code, however the long-standing Restaurant/Tavern Use at the Property Site will remain in place as an existing non-conformity.

Zoning Relief Required

Article 65, Section 9:	Minimum Lot Area per Add'l Dwelling Unit
Article 65, Section 9:	Floor Area Ratio Excessive
Article 65, Section 9:	Building Height Excessive
Article 65, Section 9:	Minimum Usable Open Space Insufficient
Article 65, Section 9:	Minimum Front Yard Insufficient
Article 65, Section 9:	Minimum Side Yard Insufficient
Article 65, Section 9:	Minimum Rear Yard Insufficient
Article 65, Section 41:	Off Street Parking Insufficient
Article 65, Section 41:	Off Street Parking Design/Maneuverability (Tandem Parking)
Article 65, Section 8:	Use: Restaurant: Conditional

Boston Zoning Code Cont.

Building Code Analysis

The construction of the building is expected to be Type 1A for the basement/ground floor and 5A for the 2nd to 5th floor.

The building will be fully sprinklered in conformance with NFPA 13.

The building will be a mixed-use building:

- Residential: R-2
- Mercantile M
- Parking Garage: S-2
- Assembly A.2

As defined by Table 508.4, fire separation requirements are as follows:

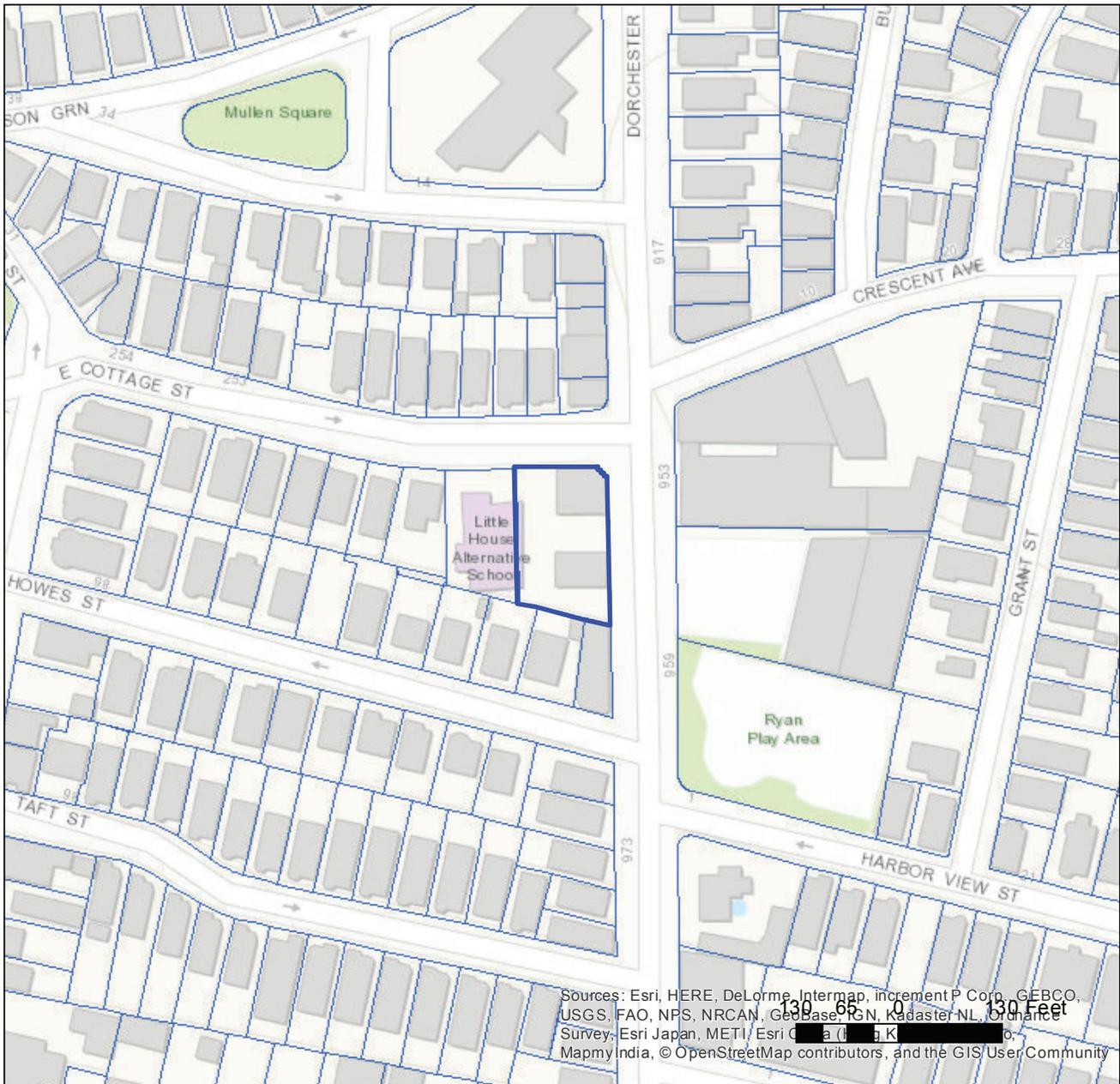
- R-2 requires 1-hour separation
- B, A-3 and M require 1-hour separation
- S-2 requires 1-hour separation
- A-2 requires 1-hour separation

Development Proposal

Exhibit 1:	Assessor's Map
Exhibit 2:	Zoning Code Refusal
Exhibit 3:	Zoning Code Appeal
Exhibit 4:	Existing Conditions
Exhibit 5:	Surrounding Urban Context
Exhibit 6:	Surrounding Building Heights
Exhibit 7:	Mobility
Exhibit 8:	Proposed Site Plan + Section
Exhibit 9:	Design Concept
Exhibit 10:	Dorchester Avenue Southern Perspective
Exhibit 11:	Dorchester Avenue Northern Perspective
Exhibit 12:	East Cottage Street Perspective
Exhibit 13:	Unit Schedule
Exhibit 14:	Garage Floor Plan
Exhibit 15:	First Floor Plan
Exhibit 16:	Second + Third Floor Plan
Exhibit 17:	Fourth Floor Plan
Exhibit 18:	Fifth Floor Plan
Exhibit 19:	Street Level Axon
Exhibit 20:	East + West Elevations
Exhibit 21:	North + South Elevations

Exhibit 1

Assessor's Map



Parcel ID: 1301956000
 Address: 959 A951 DORCHESTER AV
 Zipcode: 02125
 Owner: ENGLISH THOMAS A III
 Land Use: Commercial
 Lot Size: 11,580.00 sq ft
 Living Area: 1,600.00 sq ft
 Total Value: \$568,500.00
 Land Value: \$238,400.00
 Building Value: \$330,100.00
 Gross Tax: \$14,422.85



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

The City of Boston makes no claims, no representations, and no warranties, expressed or implied, concerning the validity (expressed or implied), the reliability, or the accuracy of the GIS data and GIS data products furnished by the City, including the implied validity of any uses of such data. The use of this data, in any such manner, shall not supercede any federal, state or local laws or regulations.

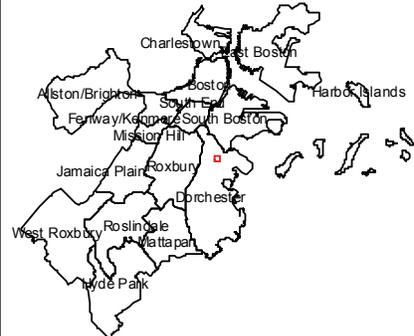


Exhibit 2

Zoning Code Refusal



Martin J. Walsh
Mayor

Boston Inspectional Services Department Planning and Zoning Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

ZONING CODE REFUSAL

Sean Lydon
Inspector of Buildings

JENNIFER SANDLIN
1451 TREMONT ST
BOSTON, MA 02120

January 31, 2018

Location: 951-959A DORCHESTER AV DORCHESTER MA 02125
Ward: 13
Zoning District: Dorchester N.D
Zoning Subdistrict: MFR / LS
Appl. # : ERT791888
Date Filed: January 10, 2018
Purpose: Construct a new 5 Story Mixed-Use Building. On the Ground Floor will be 2 Commercial spaces. On the Upper Floors will be 38 Residential Units. There will be a Parking Garage located under Building at the Basement Level with 26 Parking spaces.

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Article 65, Section 41 **	Off-Street Parking & Loading Req	Off-Street Parking Insufficient
Article 65, Section 41 **	Off-Street Parking & Loading Req	Off-Street Parking Design / Maneuverability (Tandem Parking)
Article 65, Section 8	Use Regulations	Use : Restaurant : Conditional
Article 65, Section 9	Dimensional Regulations	Lot Area for Additional Dwelling Units Insufficient
Article 65, Section 9	Dimensional Regulations	Floor Area Ratio Excessive
Article 65, Section 9	Dimensional Regulations	Building Height Excessive
Article 65, Section 9	Dimensional Regulations	Building Height (# of Stories) Excessive
Article 65, Section 9	Dimensional Regulations	Usable Open Space Insufficient
Article 65, Section 9	Dimensional Regulations	Front Yard Insufficient
Article 65, Section 9	Dimensional Regulations	Side Yard Insufficient
Article 65, Section 9	Dimensional Regulations	Rear Yard Insufficient

Exhibit 2 Cont.

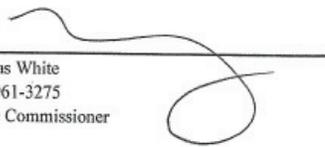
Zoning Code Refusal (Cont.)

JENNIFER SANDLIN
1451 TREMONT ST
BOSTON, MA 02120

January 31, 2018

Location: 951-959A DORCHESTER AV DORCHESTER MA 02125
Ward: 13
Zoning District: Dorchester N.D
Zoning Subdistrict: MFR / LS
Appl. # : ERT791888
Date Filed: January 10, 2018
Purpose: Construct a new 5 Story Mixed-Use Building. On the Ground Floor will be 2 Commercial spaces. On the Upper Floors will be 38 Residential Units. There will be a Parking Garage located under Building at the Basement Level with 26 Parking spaces.

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.


Thomas White
(617)961-3275
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.

Exhibit 3

Zoning Code Appeal

BoA 799 148

This form must be completed and signed by the owner-of-record, their attorney and/or authorized agent. If form is not signed by property owner, please attach a signed letter of authorization designating the authorized agent.



APPEAL

under Boston Zoning Code

Boston, Massachusetts February 5, 2018

To the Board of Appeal in the Inspection Services Department of the City of Boston:
the Authorized Agent for the Owner

The undersigned, being
The Owner(s) or authorized agent
of the lot at 951-959 Dorchester Avenue 13 Dorchester N.D. / MFR-LS
number street ward district

hereby appeal(s) under St. 1956, c. 665, s. 8, to the Board of Appeal in the Inspectional Services Department of the City of Boston the action taken by Inspectional Services Commissioner as outlined in the attached refusal letter.

DESCRIBE IN DETAIL THE REASON(S) FOR THIS APPEAL

This appeal seeks permission to demolish two (2) existing single-story commercial buildings and erect a new five (5) story mixed-use building with 38 residential units, ground level retail/market and restaurant uses, and 26 on-site garaged parking spaces with related public realm, pedestrian and vehicular site improvements at the premises, as per plans.

STATE REASONS FOR THIS PROPOSAL

Allowance of the within appeal will enable the Appellant to improve and revitalize this unique property site of approximately 11,580 square feet, with a community-based development that retains and enhances a long-existing retail market operation, while introducing improved restaurant space and much-needed residential housing at this section of Dorchester Avenue.

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

Appellant submits that the Board should grant the requested relief, as the proposed project is not detrimental to the surrounding community. Rather, the project will revitalize the property site to better conform with the character, context and growth of the surrounding community. The new building will retain and enhance the long-existing ground level retail market and restaurant uses and help to accommodate the neighborhood's increased demand for*

COMMENTS

For these and other reasons more precisely enumerated at the public hearing before the Board, the Appellant respectfully requests the allowance of the within appeal.

*high-quality housing; consistent with the required conditions for the requested Variances and Conditional Use Permit under Article 6-3 and 7-3 of the Boston Zoning Code.

BD 504a Revised 2005

OWNER 959 Dot LLC Joseph P. Hanley
AUTHORIZED AGENT Joseph P. Hanley, Esq.
ADDRESS McDermott, Quilty & Miller LLP
28 State Street, Suite 802
Boston, Massachusetts 02109
TELEPHONE (617) 946-4600
FAX (617) 946-4624

Exhibit 4

Existing Conditions



Exhibit 5

Surrounding Urban Context

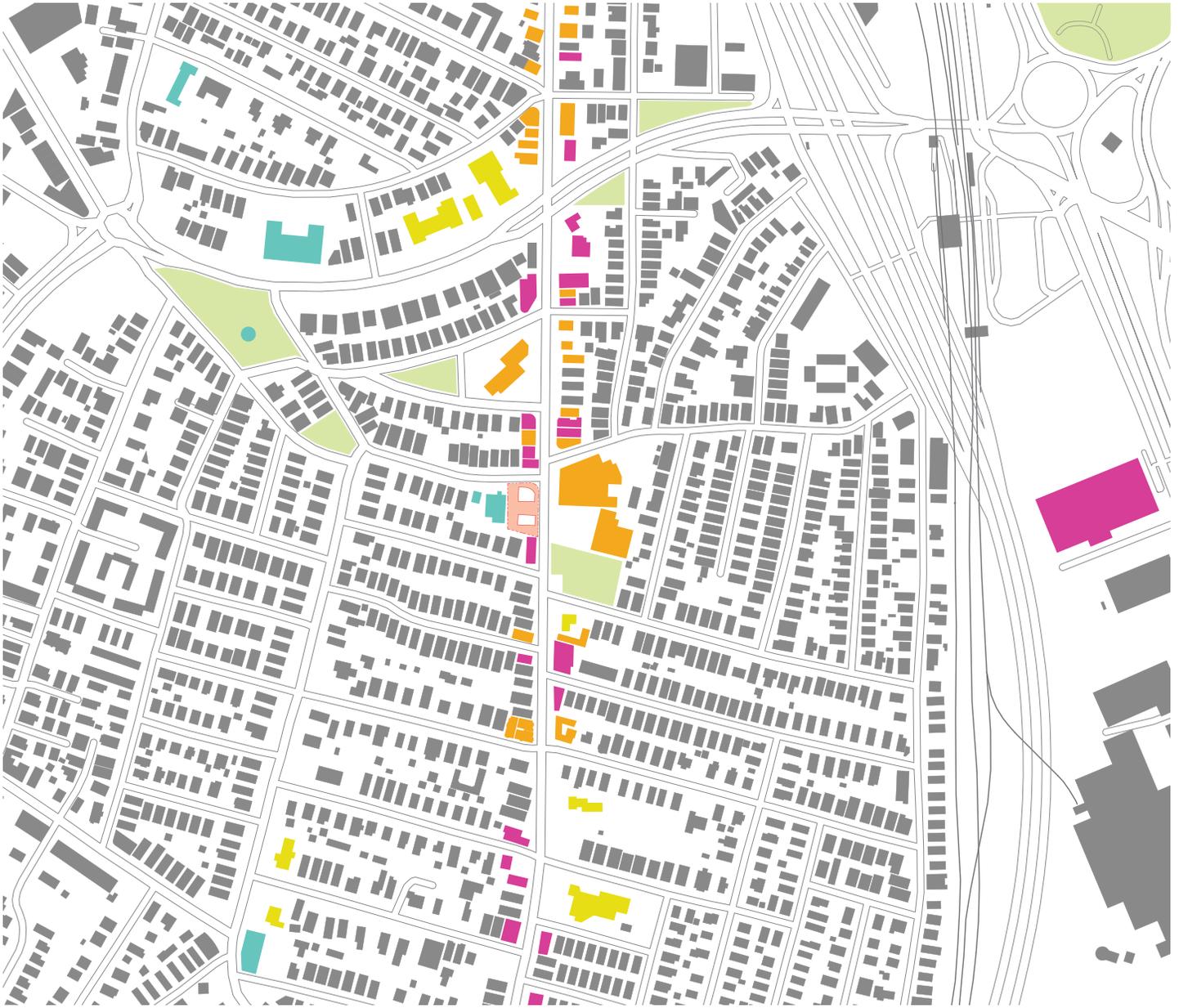


Exhibit 6

Surrounding Building Heights

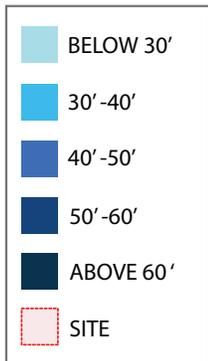
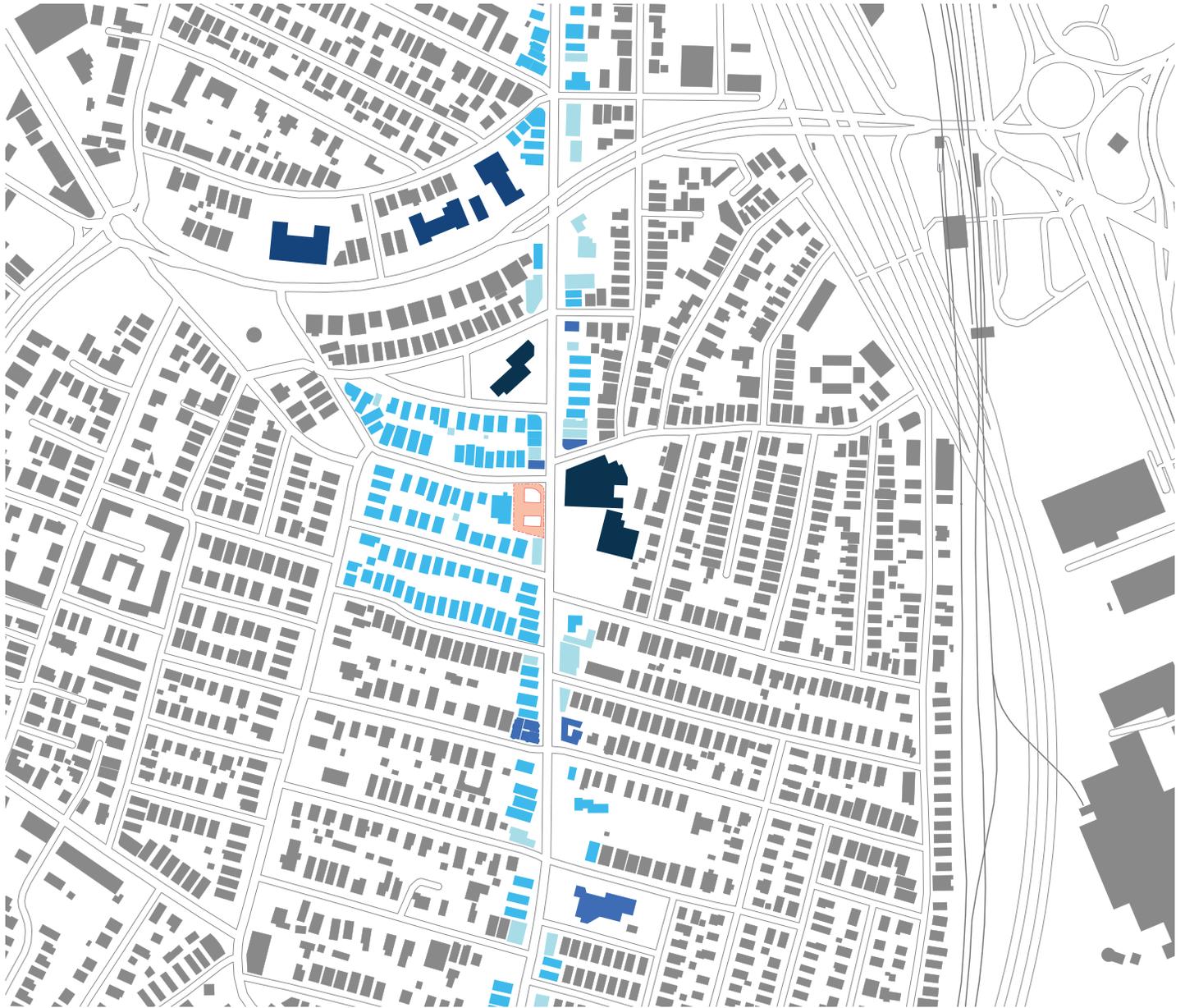
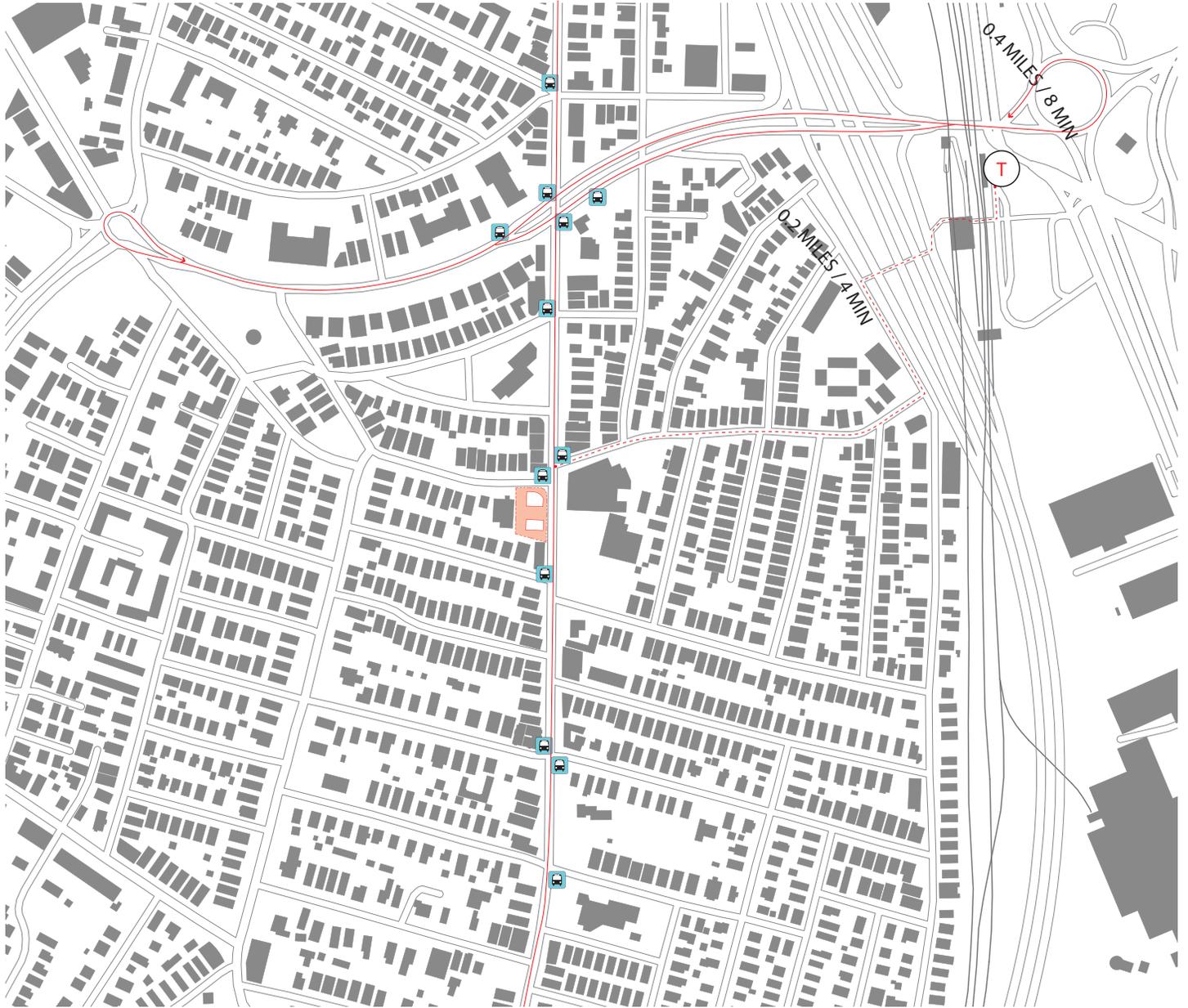


Exhibit 7

Mobility



-  BUS STOPS
-  JFK/UMASS TRAIN STATION
-  MAJOR STREETS
-  WALKING PATH
- DISTANCE
-  SITE



Exhibit 8

Proposed Site Plan



Proposed Site Section

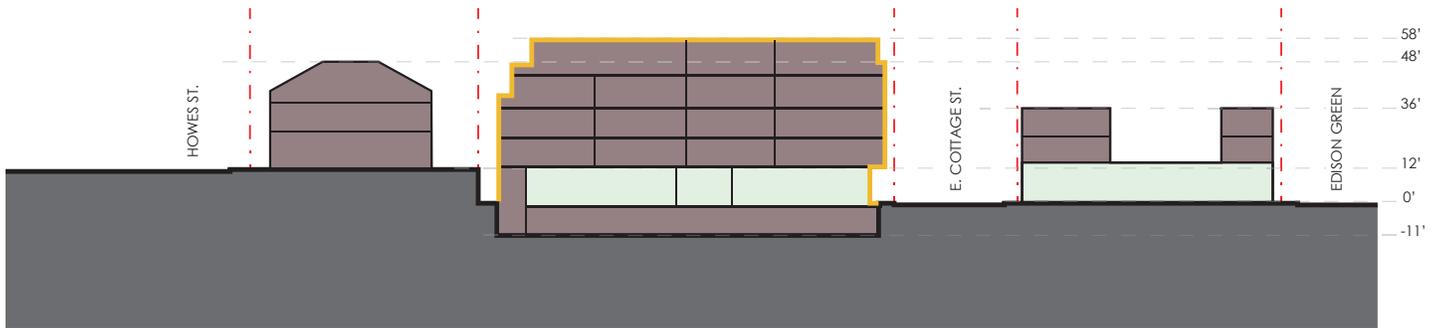


Exhibit 9

Design Concept

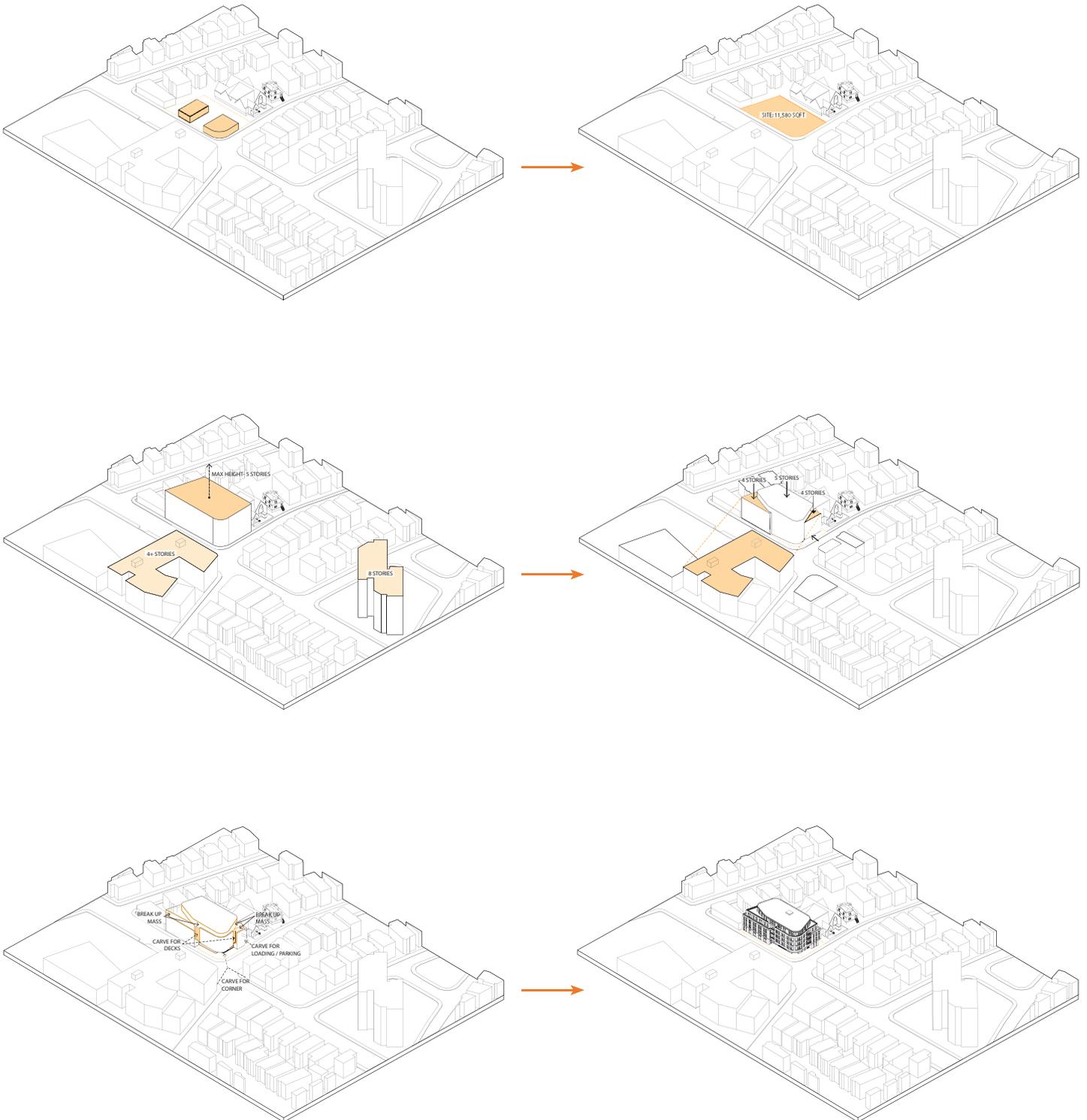


Exhibit 10

Dorchester Avenue Southern Perspective



Exhibit 11

Dorchester Avenue Northern Perspective



Exhibit 12

East Cottage Street Perspective



Exhibit 13

Unit Schedule

PROJECT PROGRAM - RESIDENTIAL (NET SF)			
UNIT	LEVEL	TYPE	AREA
201	LEVEL 02	2 BEDROOM	926 SF
202	LEVEL 02	2 BEDROOM	1033 SF
203	LEVEL 02	1 BEDROOM	780 SF
204	LEVEL 02	2 BEDROOM	925 SF
205	LEVEL 02	1 BEDROOM	774 SF
206	LEVEL 02	STUDIO	571 SF
207	LEVEL 02	1 BEDROOM	801 SF
208	LEVEL 02	STUDIO	605 SF
209	LEVEL 02	1 BEDROOM	803 SF
210	LEVEL 02	1 BEDROOM	741 SF
301	LEVEL 03	2 BEDROOM	926 SF
302	LEVEL 03	2 BEDROOM	1033 SF
303	LEVEL 03	1 BEDROOM	780 SF
304	LEVEL 03	2 BEDROOM	925 SF
305	LEVEL 03	1 BEDROOM	774 SF
306	LEVEL 03	STUDIO	571 SF
307	LEVEL 03	1 BEDROOM	801 SF
308	LEVEL 03	STUDIO	605 SF
309	LEVEL 03	1 BEDROOM	803 SF
310	LEVEL 03	1 BEDROOM	741 SF
401	LEVEL 04	1 BEDROOM	736 SF
402	LEVEL 04	2 BEDROOM	934 SF
403	LEVEL 04	1 BEDROOM	678 SF
404	LEVEL 04	1 BEDROOM	692 SF
405	LEVEL 04	1 BEDROOM	774 SF
406	LEVEL 04	STUDIO	571 SF
407	LEVEL 04	1 BEDROOM	801 SF
408	LEVEL 04	STUDIO	574 SF
409	LEVEL 04	STUDIO	585 SF
410	LEVEL 04	STUDIO	570 SF
501	LEVEL 05	1 BEDROOM	717 SF
502	LEVEL 05	1 BEDROOM	726 SF
503	LEVEL 05	STUDIO	505 SF
504	LEVEL 05	1 BEDROOM	678 SF
505	LEVEL 05	2 BEDROOM	903 SF
506	LEVEL 05	STUDIO	537 SF
507	LEVEL 05	STUDIO	535 SF
508	LEVEL 05	1 BEDROOM	789 SF
UNIT TOTALS: 38			28219 SF
PROJECT PROGRAM - OVERALL (GSF)			
LEVEL 01	COMMERCIAL - 2 SPACES		6670 GSF
LEVEL 02	RESIDENTIAL - 10 UNITS		8680 GSF
LEVEL 03	RESIDENTIAL - 10 UNITS		8680 GSF
LEVEL 04	RESIDENTIAL - 10 UNITS		7510 GSF
LEVEL 05	RESIDENTIAL - 8 UNITS		5810 GSF
TOTAL PROGRAM GSF			37350 GSF

Exhibit 14

Garage Floor Plan (Below Grade)

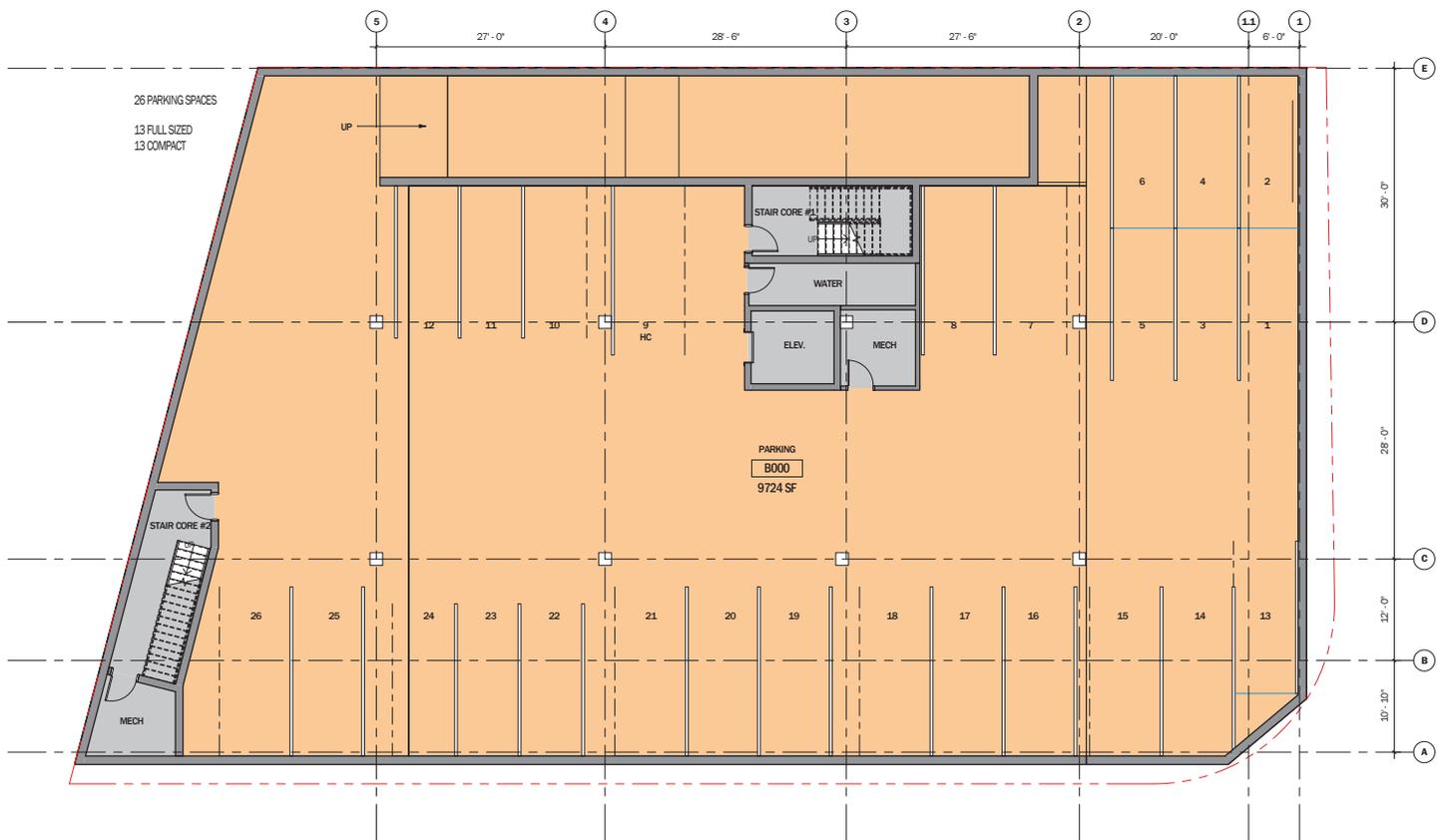


Exhibit 15

First Floor Plan (At Grade)

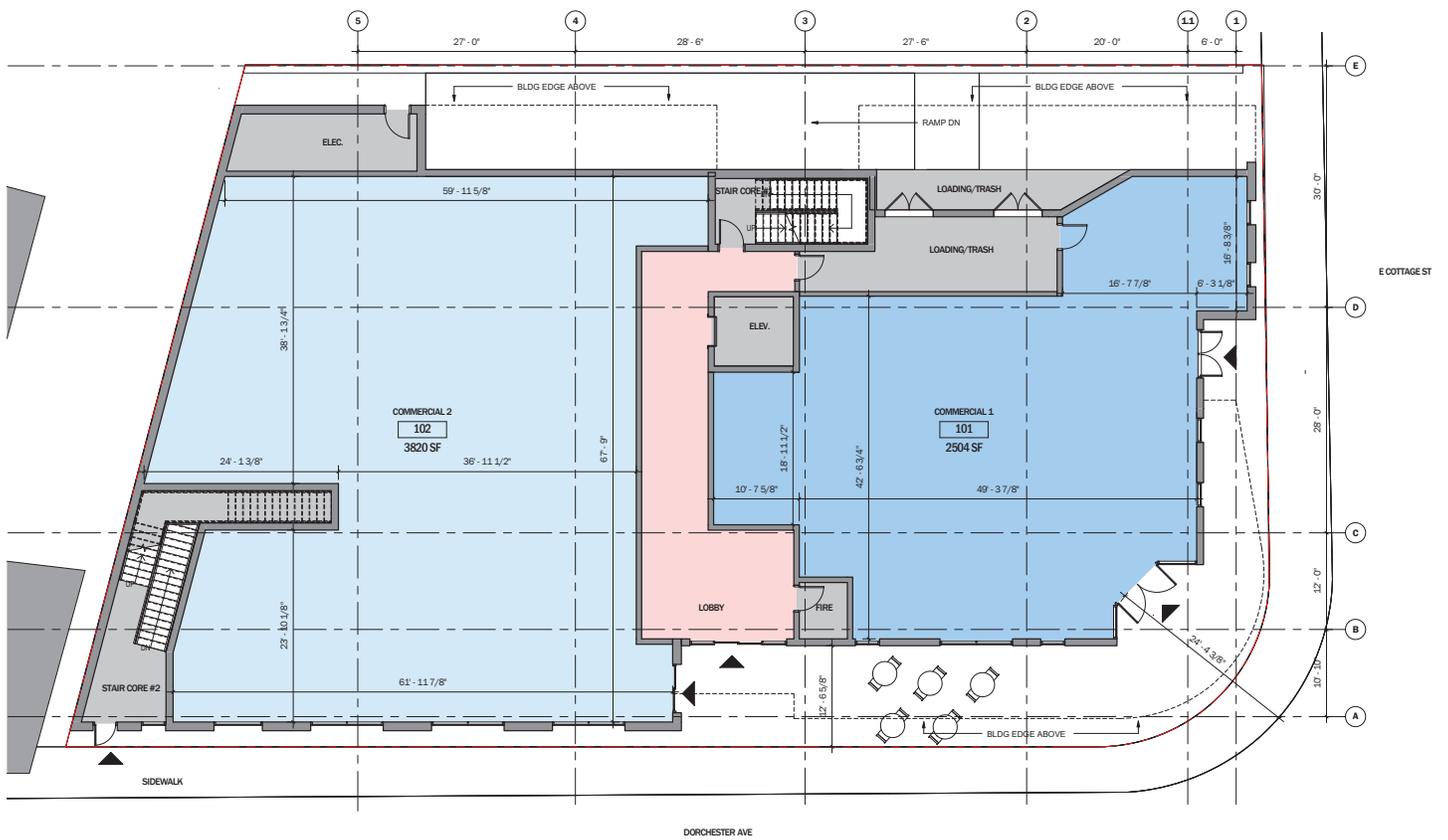


Exhibit 16

Second + Third Floor Plan



Exhibit 17

Fourth Floor Plan



Exhibit 18

Fifth Floor Plan



Exhibit 19

Street Level Axon

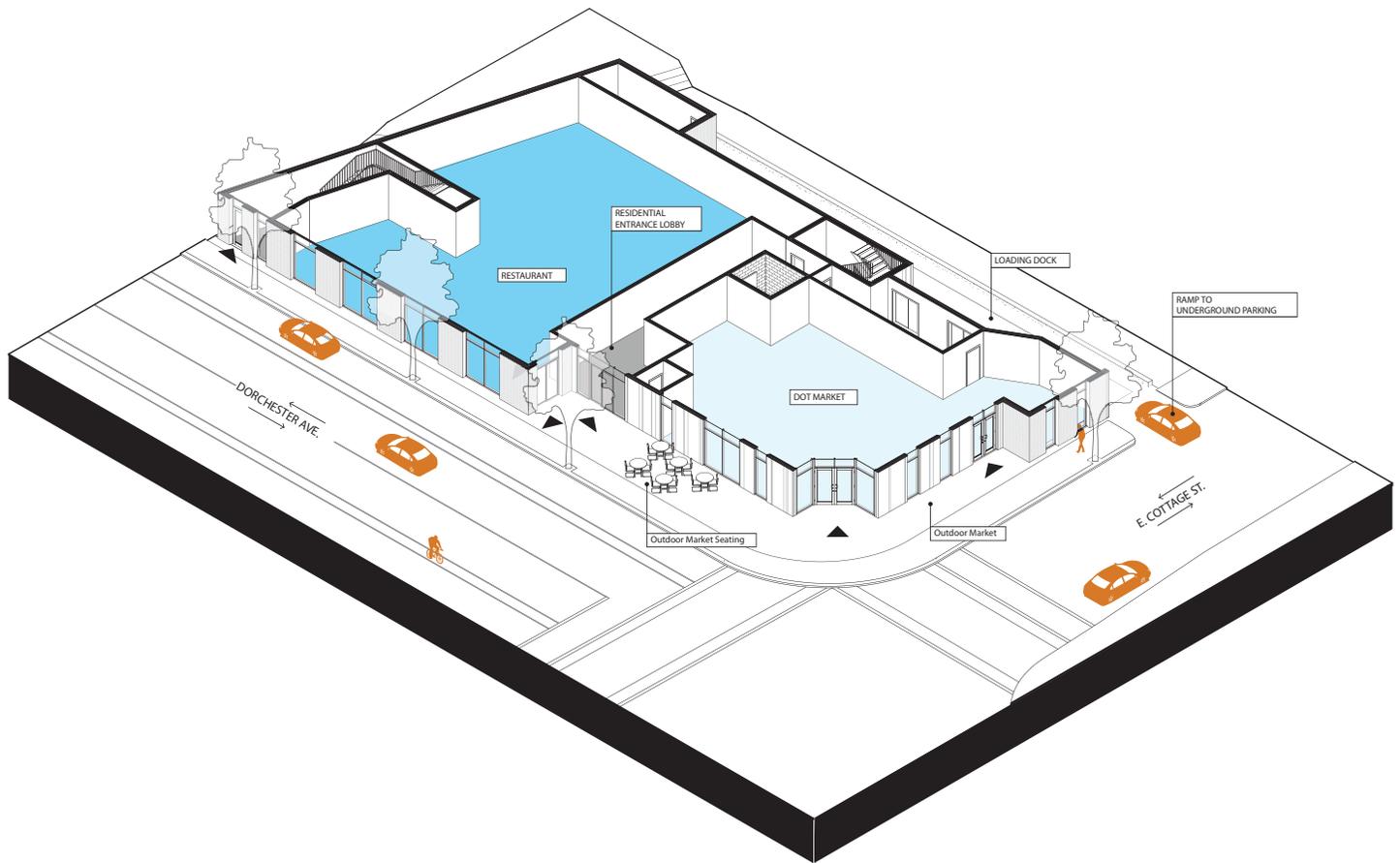


Exhibit 20

East Elevation



West Elevation



Exhibit 21

North Elevation



South Elevation

